

To Let

Office 1,500 to 6,296 sq ft

Rivers House, River House, Ynys Bridge Court, Cardiff, South Glamorgan, CF15 9SS



Summary

- Detached Office Premises With Car Parking
- Type: Office
- Tenure: To Let
- Size: 1,500 to 6,296 sq ft
- Rent: £15 per sq ft exclusive.

Location

The property is well situated on the A470 just off the first roundabout north of Junction 32 of the M4. The A470 provides access from Cardiff city centre, to the M4 and to Merthyr Tydfil and the A465 Heads of the Valleys road.

The property has excellent access to the road network and as a result the occupiers in the vicinity are predominantly business space.

In close proximity are the popular residential suburbs of Radyr, Morganstown, Gwaelod-y-Garth and Tongwynlais. Local amenities include Pugh's garden centre, Tynant Inn [Brains] and the Gwaelod-y-Garth Inn.

There are also 300 new homes proposed by Barratt's at the Gelynis Farm site in the vicinity.

Specification

The property comprises a two storey detached office premises on a site of approximately 0.75 acres. The property has prominence onto the main roundabout and is easily accessed via the estate road. The property was constructed in 1990 and offers flexible disabled compliant space with the following specification;

- Suspended ceilings
- Electric central heating
- Perimeter trunking
- 5 person passenger lift
- Male and female WC's on ground and first floor
- Disabled WC on ground floor

Availability

Floor	Availability	Sq M	Sq Ft
Ground	Available	584.91	6,296
1st	Let	588.72	6,337
Total		1,173.63	12,633
Total Available		584.91	6,296

The above floor areas are on a Net Internal Area basis however they are subject to re-measurement on an IPMS 3 basis, in accordance with the RICS property measurement, 1st Edition, May 2015.

Car Parking

The property provides an excellent car parking ratio of 1:280 sq ft.

Terms

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Energy Performance Rating

Available upon request.

Rent

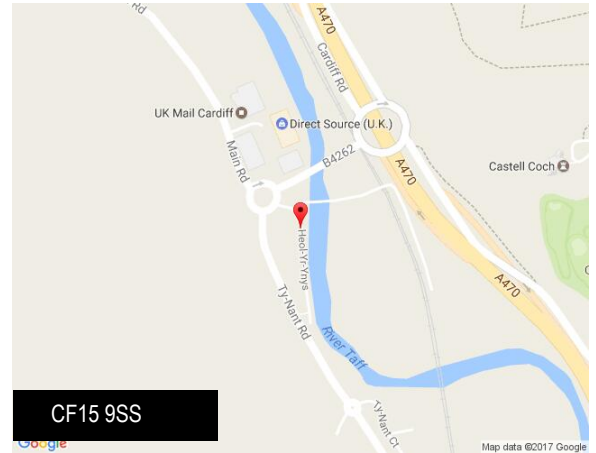
£15 per sq ft exclusive.

Business Rates

c. £3.17 per sq ft.

Service Charge

c. £1.70 per sq ft.



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

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